

CITY OF FLORISSANT



COUNCIL MINUTES

February 10, 2014

The Florissant City Council met in regular session at Florissant City Hall at 955 rue St. Francois on Monday, February 10, 2014 at 7:00 p.m. with Council President Keith Schildroth presiding. The Chair asked everyone in attendance to stand and join David Miller, Veteran of the Year and members of VFW Post 4105 in the Pledge of Allegiance.

On Roll Call the following were present: Caputa, Schildroth, Stinnett, Pagano, Schmidt, Hernandez, Lee, Grib and Eagan. Also present was Mayor Thomas P. Schneider, City Attorney John Hessel and City Clerk Karen Goodwin. A quorum being present the Chair stated that the Council was in session for the transaction of business.

Councilman Hernandez moved to approve the Executive and Meeting Minutes of 1/27/2014, seconded by Caputa. Motion carried. Councilman Schmidt moved to approve the Work Session Minutes of 1/23/2014, seconded by Grib. Motion carried.

Next item on the Agenda was a presentation awarded to the Mayor and Councilman Stinnett by VFW Post 4105, thanking them and the City of Florissant for all they do for Veterans and Veteran organizations. Mayor Schneider and Councilman Stinnett thanked them for the evening's honor and also thanked the veterans for their service to our country.

Mayor Schneider introduced Sonya Brooks, new Human Resource Director for the City of Florissant, replacing Chris Roth who had recently retired.

Council as a Whole introduced Resolution No. 967 A Resolution of the Mayor and Florissant City Council recognizing Mr. Gary Behlmann for 25 years of commitment to the betterment of the lives of people with disabilities and said Resolution was read for the first time. Councilman Lee moved that Resolution No. 967 be read for a second time, seconded by Stinnett. Motion carried and Resolution No. 967 was read for a second time. Councilman Caputa moved that Resolution No. 967 be read for a

33 third time, seconded by Grib. On roll call the Council voted: Caputa yes, Schildroth yes,
34 Stinnett yes, Pagano yes, Schmidt yes, Schmidt yes, Hernandez yes, Lee yes, Grib yes,
35 and Eagan yes. Having received the unanimous vote of all members present Resolution
36 No. 967 was read for the third and final time and placed upon its passage. Before the
37 final vote all interested person were given an opportunity to be heard. On roll call the
38 Council voted: Caputa yes, Schildroth yes, Stinnett yes, Pagano yes, Schmidt yes,
39 Schmidt yes, Hernandez yes, Lee yes, Grib yes, and Eagan yes. The Chair declared
40 Resolution No. 967 to have been adopted.

41 The Chair stated that the next item on the agenda was Hearing from Citizens and
42 asked any citizen who wished to speak to come forward. There were none.

43 The next item on the Agenda was Communications of which there were none.

44 The next item on the Agenda was Public Hearings.

45 The City Clerk reported that Public Hearing #14-02-002 to be held this night on
46 a request to authorize a Special Use Permit to Parsons Oil Co, LLC d/b/a Parsons
47 Convenience Store and Gas Station to allow for the operation of a convenience store and
48 filling station for the property located at 12785 New Halls Ferry Road had been
49 advertised in substantially the same form as appears in the foregoing publication and by
50 posting the property. The Chair declared the Public Hearing to be open and invited
51 those who wished to be heard to come forward.

52 Tom Parsons, petitioner, appeared before the Council and explained that he
53 would like to place a gas station and convenience store in front of his existing
54 office/warehouse. Since he purchased the property several years ago, he would like to
55 get the gas station “up and running.” He owns several other gas stations and
56 convenience stores in Florissant.

57 Councilman Schmidt asked Mr. Parsons if he would be using the
58 office/warehouse space behind the gas station. Mr. Parsons responded that his office
59 was located there and he also stored excess equipment in the building. He would be re-
60 paving and striping the parking lot.

61 The Chair asked if there were any citizens who would like to speak on said
62 public hearing. Being no persons who wished to speak, Councilman Schmidt moved to
63 close P.H. #14-02-002, seconded by Grib. Motion carried.

64 The City Clerk reported that Public Hearing #14-02-003 to be held this night on
65 a request to authorize a Special Use Permit to Flipz Party Center to allow for the
66 operation of a party center for the property located at # 8 Paddock Hills Shopping Center
67 had been advertised in substantially the same form as appears in the foregoing
68 publication and by posting the property. The Chair declared the Public Hearing to be
69 open and invited those who wished to be heard to come forward.

70 Shirley Gordon, petitioner, appeared before the Council and explained to them
71 that the planned party center was mainly for childrens' birthday parties and occasionally
72 for adults, for example retirement parties or baby showers. The petitioner has added an
73 additional bathroom to the building, refurbished the existing one and completed all the
74 City's requirements. There will be no kitchen since it was a catering only business.
75 They will be open 7 days a week, 10 a.m. until 11:30 p.m. with only one event being
76 held at a time. No alcohol will be served. There will be no live bands or coin operated
77 machines on the premises.

78 The Chair asked if there were any citizens who would like to speak on said
79 public hearing. Being no persons who wished to speak, Councilman Hernandez moved
80 to close P.H. #14-02-003, seconded by Lee. Motion carried.

81 The City Clerk reported that Public Hearing #14-02-004 to be held this night on
82 a request to authorize an amendment to Special Use Permit No. 7065 to Mission Hills
83 Development d/b/a Premier Auto to allow for exterior renovations for the property
84 located at 2420-Rear N. Highway 67 had been advertised in substantially the same form
85 as appears in the foregoing publication and by posting the property. The Chair declared
86 the Public Hearing to be open and invited those who wished to be heard to come
87 forward.

88 Joe Dale, representative for the petitioner, appeared before the Council and stated
89 that the property is located on Lindbergh, at the rear, by the Kentucky Fried Chicken.
90 There is a cross-access agreement that allowed access to the detailing shop which is
91 operating under a special use permit. The petitioner would like to add a 50' x 30'
92 addition onto the existing building, to match the existing construction which is split-
93 faced block. The original building at the site is vinyl sided. The split-faced block
94 building was constructed in 2004.

95 The new building would be used as a photo studio to take pictures of the cars after they
96 have been detailed and put up for sale on the internet. Mr. Dale felt that it would be
97 preferable to match the existing building rather than to introduce a third material to the
98 site. The split faced-block is a natural color and would not be painted.

99 Councilman Grib stated that the petitioner might have received a “recommended
100 approval” had there been a full quorum at the Planning and Zoning Meeting.
101 Furthermore, he stated that the mistake had been made in 2004 when the split-faced
102 block had been approved. Considering the circumstances, Councilman Grib did not
103 have a problem approving the split-faced block for the proposed addition as long as it
104 matched the existing building, was not painted, and abided by the remaining Planning
105 and Zoning Commission’s requirements.

106 Councilmen Hernandez and Caputa agreed that they would approve the split-
107 faced block after understanding the circumstances.

108 The Chair asked if there were any citizens who would like to speak on said
109 public hearing. Being no persons who wished to speak, Councilman Hernandez moved
110 to close P.H. #14-02-004, seconded by Grib. Motion carried.

111 The City Clerk reported that Public Hearing #14-02-005 to be held this night on
112 a request to authorize a Special Use Permit to Monro Muffler Brake, Inc. d/b/a Auto Tire
113 to allow for the operation of an automotive service garage for the property located at 530
114 N. Hwy. 67 had been advertised in substantially the same form as appears in the
115 foregoing publication and by posting the property. The Chair declared the Public
116 Hearing to be open and invited those who wished to be heard to come forward.

117 George Jarrett, representative for the petitioner, stated that the owner would like
118 to relocate their existing facility to the prior Firestone location. Mr. Jarrett clarified that
119 their current location was very near to the proposed one. The petitioner explained that
120 they would use the pre-existing, non-conforming sign on the roof and just change the
121 face. The hours of operation will be Mon-Sat 7:30 a.m. – 7 p.m. and Sunday 9-5.
122 Councilman Lee questioned Mr. Jarrett on the importance of Auto Tire using the non-
123 conforming sign. Mr. Jarrett stated that he would prefer to keep the non-conforming
124 sign, but would consider other options.

125 The Chair asked if there were any citizens who would like to speak on said
126 public hearing. Kevin O'Donnell, 512 Rancho Lane, expressed his view on the sign.
127 Being no persons who wished to speak, Councilman Stinnett moved to close P.H. #14-
128 02-005, seconded by Eagan. Motion carried.

129 The City Clerk reported that Public Hearing #14-02-006 to be held this night on
130 a request to authorize a Special Use Permit to Food for Hire, LLC d/b/a Food 4 Hire to
131 allow for the operation of a food catering business for the property located at 1927-1929
132 Washington had been advertised in substantially the same form as appears in the
133 foregoing publication and by posting the property. The Chair declared the Public
134 Hearing to be open and invited those who wished to be heard to come forward.

135 Lavina McCoy, petitioner, explained her catering business to the Council. She
136 stated that the table and chairs were at the site only because the prior tenant had them
137 installed. Her business would not have dine-in facilities. She and her business partner
138 have been in business since 2010. They both live in Florissant and would like to locate
139 their business closer to home. Most of their business was contractual catering which
140 involved catering to adult day care centers, treatment centers and day care facilities, 365
141 days a year, sometimes three times a day. Depending on the day they might start work
142 at 5:00 a.m. if they are supplying a breakfast and occasionally 11 p.m. if necessary.

143 In response to Councilwoman Pagano questions, the petitioner stated that they
144 would be using only three vehicles for delivery and would be parking and loading the
145 vehicles in the rear. They do not have any food deliveries because she and her business
146 partner pick up the supplies themselves. They are not open to the general public.

147 The Chair asked if there were any citizens who would like to speak on said
148 public hearing. Being no persons who wished to speak, Councilwoman Pagano moved
149 to close P.H. #14-02-006, seconded by Schildroth. Motion carried.

150 Next item on the Agenda was Board Appointments.

151 Councilman Schildroth moved to accept the Mayor's reappointment of Amanda
152 Fox, 2020 Flamingo, to the Youth Advisory Commission as a member from Ward 1 for
153 a term expiring on 2/14/2017, seconded by Lee. Motion Carried.

154 Council as a Whole introduced Resolution No. 968 A Resolution supporting the
155 City of Florissant applications to the East-West Gateway Council of Government

156 Transportation Improvement Program FY15-18 and said Resolution was read for the
157 first time. Councilman Schmidt moved that Resolution No. 968 be read for a second
158 time, seconded by Schildroth. Motion carried and Resolution No. 968 was read for a
159 second time. Councilman Schildroth moved that Resolution No. 968 be read for a third
160 time, seconded by Grib. On roll call the Council voted: Caputa yes, Schildroth yes,
161 Stinnett yes, Pagano yes, Schmidt yes, Schmidt yes, Hernandez yes, Lee yes, Grib yes,
162 and Eagan yes. Having received the unanimous vote of all members present Resolution
163 No. 968 was read for the third and final time and placed upon its passage. Before the
164 final vote all interested person were given an opportunity to be heard. Mr. Tim Barrett,
165 City Engineer explained the various projects, the decrease in funding, and the areas
166 within the City that will be addressed. Kevin O'Donnell, 512 Rancho Lane, questioned
167 whether there was a time estimate on construction once it started, especially on
168 Lafayette Street. He also asked if the bridge on West Washington could be repaired as
169 soon as possible. On roll call the Council voted: Caputa yes, Schildroth yes, Stinnett
170 yes, Pagano yes, Schmidt yes, Schmidt yes, Hernandez yes, Lee yes, Grib yes, and
171 Eagan yes. The Chair declared Resolution No. 968 to have been adopted.

172 Councilman Grib moved to postpone the Transfer of Special Use Permit No.
173 7987 from Jun Xu Chen d/b/a China Garden to Duong China Garden LLC d/b/a China
174 Garden for the operation of a sit-down, carry-out restaurant for the property located at
175 2131 Charbonier Road to 2/24/2014, seconded by Stinnett. Motion carried.

176 Councilman Schmidt moved to approve the request for Beer and Wine Package
177 Liquor License for Parson's Convenience Stores, Inc. d/b/a Convenience Store and Gas
178 Station located at 12785 New Halls Ferry Rd., seconded by Schildroth. On roll call the
179 Council voted: Caputa yes, Schildroth yes, Stinnett yes, Pagano yes, Schmidt yes,
180 Schmidt yes, Hernandez yes, Lee yes, Grib yes, and Eagan yes. Whereupon the Chair
181 declared the liquor license approved.

182 Council as a Whole introduced Bill No. 8970 An Ordinance providing for
183 boundary adjustment between St. Louis County and the City of Florissant and said Bill
184 was read for the first time. Councilman Caputa moved that Bill No. 8970 be read for a
185 second time for the purpose of discussion, seconded by Eagan. City Engineer, Tim
186 Barrett, explained that the purpose of this Bill was to adjust the boundaries between two

187 formerly residential properties in St. Louis County that are located next to Northview
188 High School. The Special School District was planning to reconstruct a new High
189 School and locating the entire campus within the limits of the City of Florissant.
190 Consolidating jurisdictional responsibility and easing of the permitting process were also
191 reasons for the boundary adjustment. Councilman Schildroth moved to postpone Bill
192 No. 8970 to 2/24/14, seconded by Schmidt. Motion carried.

193 Councilman Schmidt introduced Bill No. 8971 An Ordinance granting a Special
194 Use Permit to Parson's Oil LLC d/b/a Parsons Convenience Store and Gas Station to
195 allow for the operation of a convenience store and filling station for the property located
196 at 12785 New Halls Ferry Road and said Bill was read for the first time by title only.

197 Councilman Hernandez introduced Bill No. 8972 An Ordinance granting a
198 Special Use permit to Flipz Party Center to allow for the operation of a party center for
199 the property located at #8 Paddock Hills Center and said Bill was read for the first time.

200 Councilman Hernandez moved that Bill No. 8972 be read for a second time, seconded
201 by Eagan. Motion carried and Bill No. 8972 was read for a second time. Councilman
202 Hernandez moved that Bill No. 8972 be read for a third time, seconded by Schildroth.
203 On roll call the Council voted: Caputa yes, Schildroth yes, Stinnett yes, Pagano yes,
204 Schmidt yes, Schmidt yes, Hernandez yes, Lee yes, Grib yes, and Eagan yes. Having
205 received the unanimous vote of all members present Bill No. 8972 was read for the third
206 and final time and placed upon its passage. Councilman Hernandez moved to amend
207 that, "No alcohol shall be served and no food shall be prepared on site," seconded by
208 Schildroth. Motion carried. Before the final vote all interested person were given an
209 opportunity to be heard. On roll call the Council voted: Caputa yes, Schildroth yes,
210 Stinnett yes, Pagano yes, Schmidt yes, Schmidt yes, Hernandez yes, Lee yes, Grib yes,
211 and Eagan yes. The Chair declared Bill No. 8972 to have passed and said Bill became
212 Ordinance No. 8021.

213 Councilman Grib introduced Bill No. 8973 An Ordinance granting a Special Use
214 Permit to Monro Muffler, Inc d/b/a Auto Tire to allow for the operation of an
215 automotive service garage for the property located at 530 N. Hwy 67 and said Bill was
216 read for the first time by title only.

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219 Councilwoman Pagano introduced Bill No. 8974 An Ordinance granting a
220 Special Use Permit to Food for Hire to allow for the operation of a food catering
221 business for the property located at 1927-1929 Washington and said Bill was read for
222 the first time. Councilwoman Pagano moved that Bill No. 8974 be read for a second
223 time, seconded by Grib. Motion carried and Bill No. 8974 was read for a second time.
224 Councilman Hernandez moved that Bill No. 8974 be read for a third time, seconded by
225 Schildroth. On roll call the Council voted: Caputa yes, Schildroth yes, Stinnett yes,
226 Pagano yes, Schmidt yes, Schmidt yes, Hernandez yes, Lee yes, Grib yes, and Eagan
227 yes. Having received the unanimous vote of all members present Bill No. 8974 was read
228 for the third and final time and placed upon its passage. Before the final vote all
229 interested person were given an opportunity to be heard. On roll call the Council voted:
230 Caputa yes, Schildroth yes, Stinnett yes, Pagano yes, Schmidt yes, Schmidt yes,
231 Hernandez yes, Lee yes, Grib yes, and Eagan yes. The Chair declared Bill No. 8974 to
232 have passed and said Bill became Ordinance No. 8022.

233 Councilwoman Grib introduced Bill No. 8975 An Ordinance transferring Special
234 Use Permit No. 7987 from Jun Xu Chen d/b/a China Garden to Duong China Garden
235 LLC d/b/a China Garden for the operation of a sit-down, carry-out restaurant located at
236 2131 Charbonier Rd. and moved to postpone to 2/24/2014, seconded by Pagano.
237 Motion carried.

238 The next item on the Agenda was Council Announcements.

239 Councilman Stinnett announced that the 2014 Valley of Flowers Festival was
240 accepting applications for queen candidates. Friends of Old St. Ferdinand will be
241 hosting a Valentine luncheon on Valentine's Day at noon at the shrine for \$15.

242 Councilman Caputa announced that February was Earth Quake Awareness and
243 Black History Month. He encouraged residents to put together kits to use during
244 emergencies.

245 Councilman Eagan announced the birth of his first grandchild, Evelyn.

246 Councilman Lee announced that Wards 1,2,3,4 and 6 will be hosting an open
247 house and a "meet and greet" at JFK from 3-5:30 pm on March 1st.

248 Councilman Schildroth thanked Pete Monica, 21 Ridgelawn, for discovering and
249 alerting the authorities to a recent senior phone scam.

250 The next item on the Agenda was Mayor Announcements.

251 Mayor Schneider gave Councilman Eagan several gifts for his new grandchild.

252 The Mayor announced that a new Culver's Restaurant would be moving into
253 Florissant. "Request for Proposals" have been sent out for Madrid Plaza on Parker Road.
254 The City of Florissant and the Knights of Columbus will be hosting a Food Truck Night
255 on April 23 to benefit local charities. The Mayor stated that Carol O'Mara, Community
256 Development Dir., would be holding a public hearing for the Consolidated Annual
257 Performance and Evaluation Review for the Community Development Block Grant
258 Program at 3 pm on February 20th at the Government Building. Previously serving
259 Councilmember Ken Bond thanked the Public Works Department for all their hard
260 work, especially for their efforts when plowing during the recent snow storms.

261 Councilwoman Pagano moved to adjourn the meeting, seconded by Lee. Motion
262 carried. The meeting was adjourned at 8:07 p.m.

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The following Bills were signed by the Mayor:

8972 Ord. 8021

8974 Ord. 8022

Karen Goodwin, City Clerk